Lease Da	te Lease Term	Total Monthly Rent	Security Deposit	Page 1 of 3
July 1, 2017	July 1, 2017 – 11:00 am June 30, 2018	875.00	875.00	
Parties	It is mutually agreed by and between Mary Schneider Les	sor, and An	gela N Lehmkuhl and	
Premises	Leasee the following described premises in the State of Wisconsin, County of Mitwaukee			
rerm .	To-wit: 5615 W Lloyd Street the term and rent described above. The rent shall be paid on the FI  DAY OF EACH MONTH during the term hereof with the first payment due and owning on the 1 <sup>st</sup> day of July 2017			
Rent	If this is a month-to-month lease or if by operation of the			
acorn.	agrees not to vacate premises during the months of <b>Nov</b> vacates in violation hereof, it will be treated as a SUBLEA counterclaim, deduction or set off.	ember, December, January, Fe	bruary and March. If L	essee
	in the event Landlord receives the rent after the 1 <sup>st</sup> day Lessee fails to pay the additional rent or the bank's serving said amounts from Tenant's Security Deposit.		•	
Garage Rent	Lessee agrees to pay an additional S per mode. This charge shall continue until the termination of the subfloors are often wet or icy and the Lessee will take the appersonal property. It is also understood by the Lessee the stored in the areas is done so at the sole risk of the Less and drippings from vehicles in garage or on parking lot.	propriate cautionary steps to avi	stood by the Lessee that d personal injury or lose tment garages. Person	at garage s/damage to al property
Parking	Lessee agrees not to restrict Emergency vehicle access. All Lessee's visitors shall park on the municipal street. Lessee agrees NOT to keep unlicensed end/or rion-operating vehicles on the premises. Tenants with unauthorized vehicles will be charged an additional \$150.00 for each month the vehicle is kept on premises regardless of the number of days in the month the vehicle is there.			
Residents	There shall be no more than2Adult(s) and	1 children living in the pre	mises during Lessee's	tenancy.
Place of Payment	Payments hereunder are to be made at: MLS Holdings, L.L.C., PO Box 26803, Wauwatosa, WI 53226-0803 Lessor's business address, or such other place as Lessor shall designate in writing. Notices and papers for Lessor may be sent to the same address.			
Heat & Utilities	Lessee is to furnish heat at his/her expense. If Lessee is re amount of heat in cold weather to prevent damage to water hereunder, Lessee shall be held responsible for damage. It cable TV and telephone bills.	pipes, etc. Should any damage	occur because of Less	ee's failure
Renewal Shortened Ferm	The renewal of this lease is not automatic and tenancy bey and conditions of this lease. The term of this lease may be provides Lessee at least $60$ days notice of termination of te	shortened in the event the premi		
/acating	A FULL TWO (2) MONTH WRITTEN NOTICE is required prior to vacating under any circumstances. Notice must be received on or before the first day of the month in which you intend to give notice. Checks for the last 2 months rent must accompany your notice. The last months rent sheck may be dated the 1 <sup>st</sup> of the month of your last months occupancy. Lessor agrees not to deposit this check until it's actual due date.			
Cleaning Fee	Lessee agrees to prepay a nonrefundable cleaning fee in the amount of \$ which will be used to clean the Lessee unit once they vacate the premises. This does NOT include special charges (page 2).		he Lessee's	
	Lessee agrees that the security deposit and cleaning fee in commingled with Lessor's operating funds; Lessee waives in The SECURITY DEPOSIT IS NOT RENT and Lessee may after he vacates premises and returns all keys to Lessor; proccupant, By "clean condition and ready for the next occupant premises when turned over to Lessee, or (2) the condition of either party to improve the premises (normal wear and tear new owner in the event of the sale of the property. All sums	nterest on security deposit, clear not use it as rent, but is a depos emises must be left in clean con ant* is meant clean and the bette if the premises following the com excepted). Lessee agrees to the	ning fee and on any pre it which will be returned dition and ready for the roti (1) the condition o apletion of any work per assignment of security	paid rent. I to Lessee next I the formed by deposit to

Rent Lessor reserves the right to adjust the rent on a semi-annual basis not to exceed an increase of 5% of the gross monthly Adjustments rent being paid at time of increase.

Lessee's Lessee is responsible for insuring his personal property and expressly waives any claim against Lessor for loss or damage thereto by reason of fire, theft, act of God or other cause (other than Lessor's conscious act or active negligence).

agrees to keep current a security deposit held by Lessor in an amount equal to one month's rent.

Lessee must be able to provide a copy of the renters insurance binder and a paid receipt starting the beginning of occupancy. Lessee to maintain insurance during term of occupancy, if Lessee has a waterbed(s) Lessee agrees to carry insurance covering water and structural damage to building and carpeting.

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Insurance

	Page 2 of 3
Lessee Initial	s Special charges to be paid by Lessee:
AL 50	\$50.00 per Non-Sufficient Funds or dishonored check
12-13/2	\$75.00 if all keys are not delivered to Lessor on Lesseo's vacating.
A 32V	46% of one month's rent as a SUBLET or re-rent fee in the event either party re-rents premises prior to the end
(Dn >	of this lease. In such event, Lessee shall also pay any other actual costs of the re-rental including advertising.
4 (8)	\$55.00 for cleaning each of Lessor's appliances left dirty by Lessee.  \$150.00 per room for carpet cleaning if Lessee has failed to have all carpets cleaned upon vacating.
111	\$150.00 additional monthly rent for each vehicle over 2 kept on premises. Vehicles include boats, trailers, trucks, etc.
Pets/Animals	Lessee shall not keep in or about said premises any live animals, reptiles, or birds without the express written consent of the Lessor as set forth on an executed lease addendum. If an unauthorized pet is discovered, the Lessee agrees to pay additional rent of \$30.00 per month commencing on the first day of the term of this lease, regardless of the time the pet first came to the premises.
	the state of the second because in a part of the part
Lessee has	Lessee has examined and knows the condition of the premises and has received the same in good order and repair except as otherwise noted and endorsed by both parties in writing and no representations to the condition or state of repair thereof
Examined premises	have been made by Lessor except as noted and endorsed by both partied in writing. Lessee shall have seven days after the
belifies.	beginning of occupancy to advise Lessor of any damages which existed prior to his/her occupancy. Such notification shall be in writing.
Lessee's	Lessee agrees to assume the following duites: (1) to notify Lessor (NOT a tradesman working for Lessor) of needed repairs
Duties	and to do so in writing, except for emergencies; (2) to allow Lessor to enter premises at reasonable times on reasonable notice to check for and make repairs and to show premises to others wishing to rent or buy same; (3) to use the premises only for lawful residential purposes; (4) to obey all lawful orders, rules and regulations of all government authorities; (5) to leave all attentions or improvements to the premises for Lessor's benefit; (6) NOT to assign this lease or SUBLET premises without prior consent of Lessor; (7) to obey and abide by the Rules and Regulations printed on the following pages hereof which are part of this lease as though fully set forth herein.
Smoke Detector	Lessee agrees to be responsible for maintaining the smoke detector and it's battery.
Breach of Lease	In the event Lessee violates any of the terms of this lease, Lessor may serve the statutory five or 14 day notices as though Lessee's tenancy was a tenancy for one year or less. In the event Lessee is evicted for failure to abide by the terms of this lease, he/she shall remain liable for all rental loss through the end of this lease as well as advertising costs and re-rent fees defined above.
Termination	After Lessee leaves the premises, he/she shall be liable for the premises as though still in possession for all damages thereto until he/she has delivered the keys and remote garage door opener(s) to Lessor. The burden of proof of delivery of such keys and remote garage door opener(s) is on Lessee.
Waiver	In the event either party defaults on any requirement of this lease and the other party falls to act on account of that default, the failure to act (waiver) shall relate only to the specific act of default. One or more such failures to act (waivers) by either party shall not constitute an amendment of this lease or an indication that later defaults shall result in a similar failure to act (waiver).
Application	If Lessee makes representations to Lessor on a rental application or otherwise which induce Lessor to enter into this lease and Lessor thereafter discovers one or more material falsehoods in said representations, Lessor may cancel and rescind this lease upon written notice as though this was a month-to-month tenancy.
Тегтѕ	The terms "Lessor" and "Lessee" as used herein shall be taken to mean singular or plural, masculine or feminine, as the case may be, and the provisions hereof shall bind all parties, their heirs, successors and assigns.
Сору	Lessee acknowledges that he/she has read and understands all pages of this document and has received a copy of it.
Special	Lessee responsible for removing snow and mowing the lawn. Responsibilities will be shared with the tenant below.
	The tenant at 5613 W Lloyd will start and rotate with 5615 W Lloyd starting when snowfall reaches 1 inch or more.
	Mowing will start the last weekend in April and end the last weekend in November and rotate weekly. If Lessee
•	receives notice from lessor that their responsibilities have not been fulfilled and improvements are not made
	there will be a \$25 charge for each occurrence thereafter. Lessee responsible for keeping floor and stairs clean.
	IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the lease date written above.
	Date; 25122 (17)
ئو	Date: Programme to the
Lessor:	Lessee:
	(SEAL) O. BUSINES (SEAL)
	AND THE RESIDENCE OF THE PROPERTY OF THE PROPE

GUARANTORS OF LESSEE:

Lessee, for themselves and their social and business guests, agree to abide by the following rules and regulations which are a part of the lease printed on the previous 2 pages hereof:

I Parking:

Lessee agrees to park on the driveway behind their garage space or on the street but NOT in the other tenants drive and garage spaces.

Il Exterior Maintenance Lessee agrees to help remove snow and salt the sidewalk running in front of the building, walkways and steps leading up to the building, and the driveway/cement slab leading up to the garage. Lessee also, agrees to help trim grass and to remove leaves in yard.

III Noise:

- A. Lessee agrees to not disturb their neighbors and other Lessees and to keep the volume of radios, stereos, and TV's at a decibel level that cannot be heard in an adjoining apartment.
- B. Lessee with children agee to not allow their children to play in the common halls of the building.
- C. Lessee agrees not to carry on conversations in a shouting manner that will disturb their neighbors.
- D. In the event the Landlord is contacted more than once regarding noise disturbance, Lessee will be responsible to pay a <u>\$75.00</u> fine, which will be added to rheir montly rent following the occurrence.

E. Lessee agrees not to carry on conversations in a shouting manner that will disturb their neighbors.

IV Painting Decoration:

Lessor MUST approve all painting (including colors) IN ADVANCE.

- A. Natural woodwork will NOT be painted under any circumstances: paint drops and splatters will be removed immediately and completely.
- B. Latex flat paint will be used on walls and ceilings in all rooms except bath and kitchen; semi-gloss will be used on walls in kitchen and bath.
- C. Under no circumstances will Lessor provide painting equipment (buches, rollers, pans, etc.). These are to be provided by the Lessee.
- D. Paint is expected to last 3 years. Should the apartment require repainting at time Lessee vacates due to smoking, cooking furnes, hand prints and other marks and stains, Lessee agrees to pay for painting required with less than one year of occupancy, 2/3 of cost for less than two years occupancy, and 1/3 of cost for less than three years occupancy. Average cost of painting: \$1000.00

V Maintenance:

- A. Under Wisconsin law, Tenants are responsible for minor repairs and for all repairs necessitated by their negligent actions, Lessee shall be so liable.
- B. Lessee is responsible for keeping the common areas, yard, and parking lot neat and free of their refuse and trash.
- C. Any human/animal excrement or other debris not removed by Lessee will result in a \$75.00 fine, which will be added to their monthly rent following the occurrence.
- D. Lessee with children shall keep all toys and bikes out of the common hallways and basement; and off of the yard, driveways, and parking lots when not in use by their children.
- E. Lessee shall keep the premises in a neat and rentable condition at all times
- F. Lessee shall not drive nails, tacks, screws or apply other fasteners on or into any of the walls, cellings, floors or woodwork of waid premises or allow the same to be done without written consent of Lessor, Lessee agrees to be responsible for any damage done and pay for same.

VI Property left

Any property or garbage Lessee leaves on the premises after vacating may be considered to be abandoned and may be disposed of by Lessor without liability. Lessee shall remain liable and reimburse Lessor a minumum of \$75.00 for the cost of such removal, storage or disposal which will be taken out of Lessee's security deposit.

Vli Locks, Keys, Entry:

12

Locks will not be changed or added without Lessor's permission. Lessor is to be given a copy of new lock key and Lessee authorizes Lessor to enter premises in an emergency. If damage results to the premises because Lessor was not provided a Key to new or added locks, Lessee agrees to pay for repairs of said damage.

VIII Absence:

Lessee shall notify Lessor if Lessee leaves the premises for a period in excess of seven days and shall leave a timed lighted lamp in the living room during any absence in excess of 48 hours.

IX Appliances:

If Lessor provides appliances, they are provided for Lessee's convenience ONLY and shall not be considered part of the premises for rental purposes. Lessee shall clean appliances thoroughly, including refrigerator heat exchanger and back of the range, all prior to vacating the premises, Lessee agrees to clean refrigerator heat exchanger on a monthly basis.

X Fire Hazards:

Lessee shall do nothing which increases the risk of fire or explosion or which will affect the validity of the Standard Fire Insurance Policy of the State of Wisconsin. Lessee agrees not to store personal property out side their focker in the basement and not to store any flammable materials in their locker, including gasoline, kerosene, lighter fluid, paint thinner, paints that contain petroleum distillate, etc.

XI Locker and Basement: Any locker, storeroom, wash machine, dryer, or storage space on the premises used by the Lessee is furnished gratuitously and is NOT a part of the leased premises. The Lessor shall not be responsible for any loss or damage to any properties or to any person making use of the same. Lessee making use of such space does so at his own risk.

XII Additional

Lessor shall have the right to make other reasonable rules and regulations as may, in its judgment, be necessary for the administration, safety, care and cleanliness of the property.

Lessor:

Lessee:

(SEAL)

April Addition (SEAL)

(SEAL)

	Resider	mai Lease				
Lease Dat	e Lease Term	Total Monthly Rent	Security Deposit	Page 1 of		
July 1, 201	16 July 1, 2016 - 11:00 am June 30, 2017	840.00	765.00			
arties	It is mutually agreed by and between Mary Schneider	Lessor, and Ar	igela N Lehmkuhl and	i		
	Derek Dobratz Lessee (s), jointly and severally, that Lessor does hereby					
remises	Leasee the following described premises in the State	of Wisconsin, County of	Milwaukee			
	To-wit: 5615 W Lloyd Street	_the term and rent described above	e. The rent shall be pai			
Term	DAY OF EACH MONTH during the term hereof with the first payment due and owning on the 1st day of July 2016  If this is a month-to-month lease or if by operation of the terms hereof a month-to-month tenancy is created hereunder, Lessee					
Rent						
	agrees not to vacate premises during the months of N					
	vacates in violation hereof, it will be treated as a SUB	LEASE (See page 2). Rein Shan be	payable willion della	1144,		
	counterclaim, deduction or set off.					
	in the event Landiord receives the rent after the 1st of Lessee fails to pay the additional rent or the bank's se					
	said amounts from Tenant's Security Deposit.	or the contract of the page of	of Ecopor Hat the opti-			
Garage Rent	Lessee agrees to pay an additional \$ 0 per month for the use of 2 garage space(s), number(s) N/A  This charge shall continue until the termination of the subject apartment lease. It is understood by the Lessee that garage floors are often wet or icy and the Lessee will take the appropriate cautionary steps to avid personal injury or loss/damage to personal property. It is also understood by the Lessee that security is a problem with apartment garages. Personal property stored in the areas is done so at the sole risk of the Lessee. Lessee agrees to maintain garage stall and clean up any oil spills and drippings from vehicles in garage or on parking lot.					
-	Lessee agrees not to restrict Emergency vehicle acces NOT to keep unlicensed and/or non-operating vehicles additional \$150.00 for each month the vehicle is kept o is there.  There shall be no more than Adult(s) and	on the premises. Tenants with una n premises regardless of the number	uthorized vehicles will er of days in the month	be charged a the vehicle		
Place of	Payments hereunder are to be made at: MLS Hold	ings, L.L.C., PO Box 26803, Wauv	ratosa, WI 53226-080	3		
Payment	Lessor's business address, or such other place as Less sent to the same address.	sor shall designate in writing. Notice	s and papers for Less	or may be		
Heat & Utilities	Lessee is to furnish heat at his/her expense. If Lessee amount of heat in cold weather to prevent damage to whereunder, Lessee shall be held responsible for damage cable TV and telephone bills.	rater pipes, etc. Should any damage	e occur because of Les	see's failure		
Renewal	The renewal of this lease is not automatic and tenancy	beyond the term hereof shall be on	a month-to-month unc	er the terms		
Shortened	and conditions of this lease. The term of this lease may					
Term .	provides Lessee at least 60 days notice of termination	of lenancy.				
Vacating	A FULL TWO (2) MONTH WRITTEN NOTICE is required on or before the first day of the month in which you into your notice. The last months rent check may be dated to deposit this check until it's actual due date.	and to give notice. Checks for the la	st 2 months rent must a	eccompany		
Cleaning Fee	Lessee agrees to prepay a nonrefundable cleaning fee unit once they vacate the premises. This does NOT inc		ch will be used to clear	the Lessee'		
Security Deposit	Lessee agrees that the security deposit and cleaning for commingled with Lessor's operating funds; Lessee wai	ee in the amount set forth above sha ves interest on security deposit, cle	ssee agrees that the security deposit and cleaning fee in the amount set forth above shall be held by Lessor and may be mmingled with Lessor's operating funds; Lessee waives interest on security deposit, cleaning fee and on any prepaid rent.			

Deposit

insurance

commingled with Lessor's operating funds; Lessee waives interest on security deposit, cleaning fee and on any prepaid renf, The SECURITY DEPOSIT IS NOT RENT and Lessee may not use it as rent, but is a deposit which will be returned to Lessee after he vacates premises and returns all keys to Lessor; premises must be left in clean condition and ready for the next occupant. By "clean condition and ready for the next occupant" is meant clean and the better of: (1) the condition of the premises when turned over to Lessee, or (2) the condition of the premises following the completion of any work performed by either party to improve the premises (normal wear and tear excepted). Lessee agrees to the assignment of security deposit to new owner in the event of the sale of the property. All sums due under the lease may be off sef against security deposit. Lessee agrees to keep current a security deposit held by Lessor in an amount equal to one month's rent.

Lessor reserves the right to adjust the rent on a semi-annual basis not to exceed an increase of \_\_\_\_\_5% \_\_ of the gross monthly Rent Adjustments rent being paid at time of increase.

Lessee is responsible for insuring his personal property and expressly waives any claim against Lessor for loss or Lessee's damage thereto by reason of fire, theft, act of God or other cause (other than Lesson's conscious act or active negligence). Property

Lessee must be able to provide a copy of the renters insurance binder and a paid receipt starting the beginning of occupancy. Lessee to maintain insurance during term of occupancy. If Lessee has a waterbed(s) Lessee agrees to carry insurance covering water and structural damage to building and carpeting.

Page 2 of 3

	Page 2 of 3
Lessee Initials	Special charges to be paid by Lessee:
ALTO	\$50,90 per Non Sufficient Funds or dishonored check
- ALLIX	\$75.00 if all keys are not delivered to Lessor on Lessee's vacating.
WE NO	40% of one month's rent as a SUBLET or re-rent fee in the event either party re-rents premises prior to the end of this lease. In such event, Lessee shall also pay any other actual costs of the re-rental including advertising.
ALLHO	\$50.00 for cleaning each of Lessor's appliances left dirty by Lessee.
- 11 50	\$150.00 per room for carpet cleaning if Lessee has failed to have all carpets cleaned upon vacating.
W-170	\$150.00 additional monthly rent for each vehicle over 2 kept on premises. Vehicles include boats, trailers, trucks, etc.
Pets/Animals	Lessee shall not keep in or about said premises any live animals, reptiles, or birds without the express written consent of the
	Lessor as set forth on an executed lease addendum. If an unauthorized pet is discovered, the Lessee agrees to pay additional rent of \$30.00 per month commencing on the first day of the term of this lease, regardless of the time the pet first
W-M	additional rent of \$30.00 per month commencing on the first day of the term of this basis, regarded of a lateral of the permises.
	wealth to the precords.
Lessee has	Lessee has examined and knows the condition of the premises and has received the same in good order and repair except
Examined	as otherwise noted and endorsed by both parties in writing and no representations to the condition or state of repair thereof
premises	have been made by Lessor except as noted and endorsed by both partied in writing. Lessee shall have seven days after the
	beginning of occupancy to advise Lessor of any damages which existed prior to his/her occupancy. Such notification shall
	be in writing.
	the Call and the Late of the L
Lessee's	Lessee agrees to assume the following duites: (1) to notify Lessor (NOT a tradesman working for Lessor) of needed repairs and to do so in writing, except for emergencies; (2) to allow Lessor to enter premises at reasonable times on reasonable
Duties	notice to check for and make repairs and to show premises to others wishing to rent or buy same; (3) to use the premises
	only for lawful residential purposes; (4) to obey all lawful orders, rules and regulations of all government authorities;
	(5) to leave all alterations or improvements to the premises for Lesson's benefit; (6) NOT to assign this lease or SUBLET
	premises without prior consent of Lessor. (7) to obey and abide by the Rules and Regulations printed on the following pages
	hereof which are part of this lease as though fully set forth herein.
Smoke Detector	Lessee agrees to be responsible for maintaining the smoke detector and it's battery.
Breach of	In the event Lessee violates any of the terms of this lease, Lessor may serve the statutory five or 14 day notices as though
Lease	Lessee's tenancy was a tenancy for one year or less. In the event Lessee is evicted for failure to abide by the terms of this
	lease, he/she shall remain liable for all rental loss through the end of this lease as well as advertising costs and re-rent fees
	defined above.
Termination	After Lessee leaves the premises, he/she shall be liable for the premises as though still in possession for all damages
	thereto until he/she has delivered the keys and remote garage door opener(s) to Lessor. The burden of proof of delivery of
	such keys and remote garage door opener(s) is on Lessee.
Waiver	In the event either party defaults on any requirement of this lease and the other party fails to act on account of that default,
	the failure to act (waiver) shall relate only to the specific act of default. One or more such failures to act (waivers) by either
	party shall not constitute an amendment of this lease or an indication that later defaults shall result in a similar failure to act
	(waiver).
Application	If Lessee makes representations to Lessor on a rental application or otherwise which induce Lessor to enter into this lease
	and Lessor thereafter discovers one or more material falsehoods in said representations, Lessor may cancel and rescind
	this lease upon written notice as though this was a month-to-month tenancy.
Terms	The terms "Lessor" and "Lessee" as used herein shall be taken to mean singular or plural, masculine or feminine, as the case
(411114)	may be, and the provisions hereof shall bind all parties, their heirs, successors and assigns.
	, , , , , , , , , , , , , , , , , , ,
Сору	Lessee acknowledges that he/she has read and understands all pages of this document and has received a copy of it.
Special	Lessee responsible for removing snow and mowing the lawn. Responsibilities will be shared with the tenant below.
	The tenant at 5613 W Lloyd will start and rotate with 5615 W Lloyd starting when snowfall reaches 1 inch or more.
	Mowing will start the last weekend in April and end the last weekend in November and rotate weekly. Lessee also
	responsible for keeping the floor and stairs leading to the outside clear of clutter and clean.
	IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the lease date written above.
	Date M. Doll 2nd
	Date://www.
Lessor:	Lessee
<b>∟</b> であ <b>り</b> ( ,	(SEAL) Start Start (SEAL)
	7.00
	(SEAL)
	(SEAL)
GUARANTOR	RS OF LESSEE:
	(SEAL)

Page 3 of 3

l Parking:	Lessee agrees to park on the driveway behind their garage space or on the street but NOT in the other tenants drive and
- RL/DD	garage spaces.
Il Exterior Maintenance:	Lessee agrees to help remove snow and salt the sidewalk running in front of the building, walkways and steps leading up to the building, and the driveway/cement slab leading up to the garage. Lessee also, agrees to help trim grass and to remove leaves in yard.
III Noise:	A. Lessee agrees to not disturb their neighbors and other Lessees and to keep the volume of radios, stereos, and TV's at a decibel level that cannot be heard in an adjoining apartment.
	B. Lessee with children agee to not allow their children to play in the common halls of the building.
	<ul> <li>C. Lessee agrees not to carry on conversations in a shouting manner that will disturb their neighbors.</li> <li>D. In the event the Landford is contacted more than once regarding noise disturbance, Lessee will be responsible to pay a \$75.00 fine, which will be added to rheir monthly rent following the occurrence.</li> </ul>
A4 10	E. Lessee agrees not to carry on conversations in a shouting manner that will disturb their neighbors.
IV Painting	Lessor MUST approve all painting (including colors) IN ADVANCE.
Decoration:	A. Natural woodwork will NOT be painted under any circumstances; paint drops and spiatters will be removed immediately and completely.
	B. Latex flat paint will be used on walls and ceilings in all rooms except bath and kitchen; semi-gloss will be used on walls in kitchen and bath.
	C. Under no circumstances will Lessor provide painting equipment (buches, rollers, pans, etc.). These are to be provided by the Lessee.
AL/DD	D. Paint is expected to last 3 years. Should the apartment require repainting at time Lessee vacates due to smoking, cooking furnes, hand prints and other marks and stains, Lessee agrees to pay for painting required with less than one year of occupancy, 2/3 of cost for less than two years occupancy, and 1/3 of cost for less than three years occupancy. Average cost of painting: \$1000.00
V Maintenance:	<ol> <li>Under Wisconsin law, Tenants are responsible for minor repairs and for all repairs necessitated by their negligent actions. Lessee shall be so liable.</li> </ol>
	B. Lessee is responsible for keeping the common areas, yard, and parking lot neat and free of their refuse and trash.
	C. Any human/animal excrement or other debris not removed by Lessee will result in a \$75.00 fine, which will be added to their monthly rent following the occurrence.
	D. Lessee with children shall keep all toys and bikes out of the common hallways and basement; and off of the yard, driveways, and parking lots when not in use by their children.
	E. Lessee shall keep the premises in a neat and rentable condition at all times.
440	F. Lessee shall not drive nails, tacks, screws or apply other fasteners on or into any of the walls, ceilings, floors or woodwork of waid premises or allow the same to be done without written consent of Lessor, Lessee agrees to be responsible for any damage done and pay for same.
Vi Property left on premises:	Any property or garbage Lessee leaves on the premises after vacating may be considered to be abandoned and may be disposed of by Lessor without liability. Lessee shall remain liable and reimburse Lessor a minumum of \$75.00 for the cost of such removal, storage or disposal which will be taken out of Lessee's security deposit.
VII Locks, Keys, Entry:	Locks will not be changed or added without Lessor's permission. Lessor is to be given a copy of new lock key and Lessee authorizes Lessor to enter premises in an emergency. If damage results to the premises because Lessor was not provided a key to new or added locks, Lessee agrees to pay for repairs of said damage.
VIII Absence:	Lessee shall notify Lessor if Lessee leaves the premises for a period in excess of seven days and shall leave a timed lighted lamp in the living room during any absence in excess of 48 hours.
IX Appliances:	If Lessor provides appliances, they are provided for Lessee's convenience ONLY and shall not be considered part of the premises for rental purposes. Lessee shall clean appliances thoroughly, including refrigerator heat exchanger and back of the range, all prior to vacating the premises. Lessee agrees to clean refrigerator heat exchanger on a monthly basis.
X Fire Hazards:	Lessee shall do nothing which increases the risk of fire or explosion or which will affect the validity of the Standard Fire Insurance Policy of the State of Wisconsin. Lessee agrees not to store personal property out side their locker in the basement and not to store any flammable materials in their locker, including gasoline, kerosene, lighter fluid, paint thinner, paints that contain petroleum distillate, etc.
XI Locker and Basement:	Any locker, storeroom, wash machine, dryer, or storage space on the premises used by the Lessee is furnished gratuitously and is NOT a part of the leased premises. The Lessor shall not be responsible for any loss or damage to any properties or to any person making use of the same. Lessee making use of such space does so at his own risk.
XII Additional Rules:	Lessor shall have the right to make other reasonable rules and regulations as may, in its judgment, be necessary for the administration, safety, care and cleanliness of the property.
	Date: My 25th ,2016  Lessee: (SEAL) Auch Alltotte (SEAL)

Lease Dat	e	Lease Term	Total Monthly Rent	Security Deposit	Page 1 of 3
July 1, 201	15	July 1, 2015 - 11:00 am June 30, 2016	825,00	765.00	
Parties	it ic:	mutually agreed by and between Mary Schneider Lessor, an	d An	gela N Lehmkuhi and	
Lutica	1110		(s), jointly and severally.		y Lease to.
Premises		see the following described premises in the State of Wiscons		Milwaukee	
Tores	To-v	wit: 5615 W Lloyd Street the term at Y OF EACH MONTH during the term hereof with the first pays			July 2015
Term Rent	If thi	is is a month-to-month lease or if by operation of the terms he	ereof a month-to-month t	enancy is created herei	
		es not to vacate premises during the months of November,			
	vaca	ates in violation hereof, it will be treated as a SUBLEASE (se nterclaim, deduction or set off.			
		ne event Landlord receives the rent after the 1st day of the r			
		see fails to pay the additional rent or the bank's service charg	ge referred to on page tw	o, Lessor has the option	u to dedrict
	said	amounts from Tenant's Security Deposit.			
Garage Rent	i es	see agrees to pay an additional \$ 0 per month for	the use of 2 of	parage space(s'), numbe	er(s) N/A
Garage Neric		charge shall continue until the termination of the subject ap			
	floo	rs are often wet or icy and the Lessee will take the appropriat	te cautionary steps to avi	d personal injury or loss	s/damage to
	pers	sonal property. It is also understood by the Lessee that secur	ity is a problem with apa	rtment garages. Person	al property
	stor	ed in the areas is done so at the sole risk of the Lesses. Les	see agrees to maintain g	arage stali and clean up	any oil spills
	and	drippings from vehicles in garage or on parking lot.			
Danish -	1	ee agrees not to restrict Emergency vehicle access. All Lesse	ao'e vieltare shall nark on	the municipal street. Le	essee aorees
Parking	NOT	to keep unlicensed and/or non-operating vehicles on the pre-	mises. Tenants with una	uthorized vehicles will b	e charged an
		ional \$150.00 for each month the vehicle is kept on premises			
	is the			•	
		e shall be no more than 2 Adult(s) and	children living in the pr	amiese durina l sesseris	tenancy
Residents	Inere	e shall be no more than 2 Adult(s) and 5	callidran away is the pr	sillises odinig cessee s	tonanoy.
Place of		nents hereunder are to be made at: MLS Holdings, L.L.C			
Payment	Less	or's business address, or such other place as Lessor shall de	signate in writing. Notice	s and papers for Lesso	r may be
	sent	to the same address.			
Heat &	Lecc	ee is to furnish heat at his/her expense. If Lessee is responsi	ble for furnishing. Lesser	acrees to maintain a r	easonable
Utilities	amou	unt of heat in cold weather to prevent damage to water pipes,	etc. Should any damage	occur because of Less	ee's fallure
	herei	under, Lessee shall be held responsible for damage. Lessee	is responsible for his/her	own gas, electric, water	r/sewer,
	cable	e TV and telephone bills.			
Dament	Thor	renewal of this lease is not automatic and tenancy beyond the	e term hereof shall he on	a month-to-month und	er the terms
Renewal Shortened	and	conditions of this lease. The term of this lease may be shorte	ned in the event the pren	rises are sold if the nev	owner
Term		des Lessee at least 60 days notice of termination of tenancy.			
				i	
Vacating		ILL TWO (2) MONTH WRITTEN NOTICE is required prior to			
	on or	before the first day of the month in which you intend to give	notice. Checks for the la	st 2 months rent must a	ccompany
		notice. The last months rent check may be dated the 1 <sup>st</sup> of the posit this check until it's actual due date.	e monto of your last mor	iiris occupaticy, Lesson	agrees not
	(0 66	post and check unit to actual due date.			
Cleaning	Less	ee agrees to prepay a nonrefundable cleaning fee in the amo	ount of \$ 0 white	ch will be used to clean	the Lessee's
Fee	unit o	once they vacate the premises. This does NOT include speci	ial charges (page 2).		
<b>A</b> "		the state of the s	nount out forth above the	all he held by Lessor an	id may he
Security		ee agrees that the security deposit and cleaning fee in the ar mingled with Lessor's operating funds; Lessee walves interes			
Deposit		SECURITY DEPOSIT IS NOT RENT and Lessee may not us			
		he vacates premises and returns all keys to Lessor; premise			
		pant. By "clean condition and ready for the next occupant" is			
	prem	nises when turned over to Lessee, or (2) the condition of the	oremises following the co	mpletion of any work p	erformed by
	eithe	r party to improve the premises (normal wear and tear excep	ited). Lessee agrees to ti	ne assignment of securi	ty deposit to
		owner in the event of the sale of the property. All sums due t			eposit. Lessee
	agre	es to keep current a security deposit held by Lessor in an am	ount equal to one month	's rent.	
Rent	[ess	or reserves the right to adjust the rent on a semi-annual basi	s not to exceed an increa	ase of5% of the	e gross monthly
		being paid at time of increase.			•
Lessee's	Less	ee is responsible for insuring his personal property and expr	essly waives any claim a	gainst Lessor for loss o	r Manaca t
Property	dam	age thereto by reason of fire, theft, act of God or other cause	(otner than Lessor's cor	SCIOLE SET OF SCIOLE (18)	jngence).
Insurance	Less	ee must be able to provide a copy of the renters insurance b	inder and a paid receipt of	starting the beginning o	f occupancy,
		ee to maintain insurance during term of occupancy. If Lesser	•		
		ring water and structural damage to building and carpeting,			

	Page 2 of 3
Lessee initials	s Special charges to be paid by Lessee:
על או	\$50.00 per Non Sufficient Funds or dishonored check
AL DD	<ul> <li>\$75.00 if all keys are not delivered to Lessor on Lessee's vacating.</li> <li>40% of one month's rent as a SUBLET or re-rent fee in the event either party re-rents premises prior to the end of this lease, in such event, Lessee shall also pay any other actual costs of the re-rental including advertising.</li> </ul>
A → DD A → DD A → DD	\$40.00 for cleaning each of Lassor's appliances left dirty by Lessee. \$150.00 per room for carpet cleaning if Lessee has failed to have all carpets cleaned upon vacating. \$150.00 additional monthly rent for each vehicle 2 kept on premises. Vehicles include boats, trailers, trucks, etc.
	- in the state of the state of the state of the same o
Pets/Animals	Lessee shall not keep in or about said premises any live animals, reptiles, or birds without the express written consent of the Lessor as set forth on an executed lease addendum. If an unauthorized pet is discovered, the Lessee agrees to pay additional rent of \$30.00 per month commencing on the first day of the term of this lease, regardless of the time the pet first
ALDD	came to the premises.
Lessee has Examined premises	Lessee has examined and knows the condition of the premises and has received the same in good order and repair except as otherwise noted and endorsed by both parties in writing and no representations to the condition or state of repair thereof have been made by Lessor except as noted and endorsed by both partied in writing. Lessee shall have seven days after the beginning of occupancy to advise Lessor of any damages which existed prior to his/her occupancy. Such notification shall be in writing.
Lessee's Duties	Lessee agrees to assume the following duites: (1) to notify Lessor (NOT a tradesman working for Lessor) of needed repairs and to do so in writing, except for emergencies; (2) to allow Lessor to enter premises at reasonable times on reasonable notice to check for and make repairs and to show premises to others wishing to rent or buy same; (3) to use the premises only for lawful residential purposes; (4) to obey all lawful orders, rules and regulations of all government authorities; (5) to leave all alterations or improvements to the premises for Lessor's benefit; (6) NOT to assign this lease or SUBLET premises without prior consent of Lessor; (7) to obey and abide by the Rules and Regulations printed on the following pages hereof which are part of this lease as though fully set forth herein.
Smoke Detector	Lessee agrees to be responsible for maintaining the smoke detector and it's battery.
Breach of Lease	in the event Lessee violates any of the terms of this lease, Lessor may serve the statutory five or 14 day notices as though Lessee's tenancy was a tenancy for one year or less. In the event Lessee is evicted for failure to abide by the terms of this lease, he/she shall remain liable for all rental loss through the end of this lease as well as advertising costs and re-rent fees defined above.
Termination	After Lessee leaves the premises, he/she shall be liable for the premises as though still in possession for all damages thereto until he/she has delivered the keys and remote garage door opener(s) to Lessor. The burden of proof of delivery of such keys and remote garage door opener(s) is on Lessee.
Waiver	in the event either party defaults on any requirement of this lease and the other party fails to act on account of that default, the failure to act (waiver) shall relate only to the specific act of default. One or more such failures to act (waivers) by either party shall not constitute an amendment of this lease or an indication that later defaults shall result in a similar failure to act (waiver).
Application	if Lessee makes representations to Lessor on a rental application or otherwise which induce Lessor to enter into this lease and Lessor thereafter discovers one or more material falsehoods in said representations. Lessor may cancel and rescind this lease upon written notice as though this was a month-to-month tenancy.
Terms	The terms "Lessor" and "Lessee" as used herein shall be taken to mean singular or plural, masculine or feminine, as the case may be, and the provisions hereof shall bind all parties, their heirs, successors and assigns.
Сору	Lessee acknowledges that he/she has read and understands all pages of this document and has received a copy of it.
Special	Lessee is responsible for removing snow and mowing the lawn. These responsibilities will be shared with the tenant
	above at 5615 W Lloyd. The tenant at 5613 W Lloyd will start and rotate with 5615 W Lloyd starting when snowfall
	reaches 1 inch or more. Mowing will start the last weekend in April and end the last weekend in November and
	rotate weekly between this time period. Lessee is also responsible for keeping the floor and stairs leading to
	the outside clear of clutter and clean of dust and dirt.
	IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the lease date written above.
	Date:5//14/-\$
	Lessee:
Lessor:	
Lessor:	(SEAL) (SEAL) (SEAL)
Lessor:	(SEAL) A MULL (SEAL)  Ouch D. Delrot (SEAL)

Lessee, for themselves and their social and business guests, agree to abide by the following rules and regulations which are a part of the lease printed on the previous 2 pages hereof:

II Exterior Maintenance: Lessee agrees to park on the driveway behind their garage space or on the street but NOT in the other tenants drive and garage spaces.

Lessee agrees to help remove snow and salt the sidewalk running in front of the building, walkways and steps leading up to the building, and the driveway/cement slab leading up to the gerage. Lessee also, agrees to help trim grass and to remove leaves in yard.

、人と III Noise:

- A. Lessee agrees to not disturb their neighbors and other Lessees and to keep the volume of radios, stereos, and TV's at a decibel level that cannot be heard in an adjoining epartment.
- B. Lessee with children agee to not allow their children to play in the common halls of the building.
- C. Lessee agrees not to carry on conversations in a shouting manner that will disturb their neighbors.
- D. In the event the Landford is contacted more than once regarding noise disturbance, Lessee will be responsible to pay a \$75.00 fine, which will be added to their montly rent following the occurrence.



IV Painting Decoration:

Lessor MUST approve all painting (including optors) IN ADVANCE.

- A. Natural woodwork will NOT be painted under any circumstances; paint drops and splatters will be removed immediately and completely.
- B. Latex flat paint will be used on walls and ceilings in all rooms except bath and kitchen; semi-gloss will be used on walls in kitchen and bath.
- C. Under no circumstances will Lessor provide painting equipment (buches, rollers, pans, etc.). These are to be provided by the Lessee.
- D. Paint is expected to last 3 years. Should the apartment require repainting at time Lessee vacates due to smoking, cooking fumes, hand prints and other marks and stains. Lessee agrees to pay for painting required with less than one year of occupancy, 2/3 of cost for less than two years occupancy, and 1/3 of cost for less than three years occupancy. Average cost of painting: \$1000.00

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V Maintenance:

- A. Under Wisconsin law, Tenants are responsible for minor repairs and for all repairs necessitated by their negligent actions, Lessee shall be so liable.
- B. Lessee is responsible for keeping the common areas, yard, and parking lot neat and free of their refuse and trash.
- C. Any human/animal excrement or other debris not removed by Lessee will result in a \$75.00 fine, which will be added to their monthly rent following the occurrence.
- D. Lessee with children shall keep all toys and bikes out of the common hallways and basement; and off of the yard, driveways, and parking lots when not in use by their children.
- E. Lessee shall keep the premises in a next and rentable condition at all times.
- F. Lessee shall not drive nails, tacks, screws or apply other fasteners on or into any of the walls, ceilings, floors or woodwork of waid premises or allow the same to be done without written consent of Lessor, Lessee agrees to be responsible for any damage done and pay for same.

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Vi Property left on premises: Any property or garbage Lessee leaves on the premises after vacating may be considered to be abandoned and may be disposed of by Lessor without liability. Lessee shall remain liable and reimburse Lessor a minumum of \$75.00 for the cost of such removal, storage or disposal which will be taken out of Lessee's security deposit.

Vil Locks, Keys, Entry: Locks will not be changed or added without Lesson's permission. Lesson is to be given a copy of new lock key and Lessee authorizes Lesson to enter premises in an emergency. If damage results to the premises because Lesson was not provided a key to new or added locks, Lessee agrees to pay for repairs of sald damage.

Vill Absence:

Lessee shall notify Lessor if Lessee leaves the premises for a period in excess of seven days and shall leave a timed lighted lamp in the living room during any absence in excess of 48 hours.

IX Appliances:

If Lessor provides appliances, they are provided for Lessee's convenience ONLY and shall not be considered part of the premises for rental purposes. Lessee shall clean appliances thoroughly, including refrigerator heat exchanger and back of the range, all prior to vacating the premises. Lessee agrees to clean refrigerator heat exchanger on a monthly basis.

X Fire Hazards:

Lessee shall do nothing which increases the risk of fire or explosion or which will affect the validity of the Standard Fire insurance Policy of the State of Wisconsin. Lessee agrees not to store personal property out side their locker in the basement and not to store any flammable materials in their locker, including gasoline, kerosene, lighter fluid, paint thinner, paints that contain petroleum distillate, etc.

Xi Locker and Basement:

Any locker, storeroom, wash machine, dryer, or storage space on the premises used by the Lessee is furnished gratuitously and is NOT a part of the leased premises. The Lessor shall not be responsible for any loss or damage to any properties or to any person making use of the same. Lessee making use of such space does so at his own risk.

XII Additional Rules: Lessor shall have the right to make other reasonable rules and regulations as may, in its judgment, be necessary for the administration, safety, care and cleanliness of the property.

Lessor:

Lessor:

(SEAL)

(SEAL)

(SEAL)

(SEAL)

Lease Date	Lease Term	Total Monthly Rent	Security Deposit	Page 1 of 3
July 1, 2014	July 1, 2014 - 11:00 am June 30, 2015	825.00	765.00	Andrea Caranana

arties	It is mutually agreed by and between Mary Schni	***************************************	Angela N Lehmkuhl and	
	Derek Dobratz  Leasee the following described premises in the S		severally, that Lessor does hereby Laa Milwaukee	ise to.
remises	To-wit: 5615 W Lloyd Street		bed above. The rent shall be paid on th	e FIRST
erm lant	DAY OF EACH MONTH during the term hereof vill this is a month-to-month lease or if by operation agrees not to vacate premises during the months vacates in violation hereof, it will be treated as a counterclaim, deduction or set off.	n of the terms hereof a month- s of November, December, Ja	to-month tenancy is created hereunder muary, February and March. If Lesses	Lessee.
	in the event Landlord receives the rent after the Lessee fails to pay the additional rent or the band said amounts from Tenant's Security Deposit.	•		•
Garage Rent	Lessee agrees to pay an additional \$ 0. This charge shall continue until the termination or floors are often wet or icy and the Lessee will tak personal property. It is also understood by the Lestored in the areas is done so at the sole risk of the and drippings from vehicles in garage or on park	of the subject apartment lease.  The the appropriate cautionary seasee that security is a problem  The Lessee. Lessee agrees to re-	It is understood by the Lessee that gara teps to avid personal injury or loss/dam i with apertment garages. Personal pro	age age to perty
arking	Lessee agrees not to restrict Emergency vehicle a NOT to keep unilcensed and/or non-operating veh additional \$150.00 for each month the vehicle is keis there.	icles on the premises. Tenants	with unauthorized vehicles will be char	rged an
lesidents	There shall be no more than2Adult(s)	and 0 children living	g in the premises during Lessee's tenan	icy.
lace of ayment	Payments hereunder are to be made at: MLS to Lessor's business address, or such other place as sent to the same address.		<del></del>	be
eat & Hillties	Lessee is to furnish heat at his/her expense. If Les amount of heat in cold weather to prevent damage hereunder, Lessee shall be held responsible for de cable TV and telephone bills.	to water pipes, etc. Should an	y damage occur because of Lessee's f	ailure
enewal hortened erm	The renewal of this lease is not automatic and tena and conditions of this lease. The term of this lease provides Lessee at least 60 days notice of termina	may be shortened in the even		
acating	A FULL TWO (2) MONTH WRITTEN NOTICE is re on or before the first day of the month in which you your notice. The last months rent check may be da to deposit this check until it's actual due date.	i intend to give notice. Checks	for the last 2 months rent must accomp	any
leaning ee	Lessee agrees to prepay a nonrefundable cleaning unit once they vacate the premises. This does NO			ssee's
ecurity leposit	Lessee agrees that the security deposit and cleanicommingled with Lessor's operating funds; Lessee The SECURITY DEPOSIT IS NOT RENT and Lessefer he vacates premises and returns all keys to Loccupant. By "clean condition and ready for the ne premises when turned over to Lessee, or (2) the cleater party to improve the premises (normal wear new owner in the event of the sale of the property, agrees to keep current a security deposit held by Lessee.	waives interest on security de see may not use it as rent, but lessor; premises must be left in ext occupant* is meant clean ar andition of the premises following and tear excepted). Lessee ag All sums due under the lease	posit, cleaning fee and on any prepaid is a deposit which will be returned to Le clean condition and ready for the next at the better of: (1) the condition of the ling the completion of any work performs trees to the assignment of security deposit, may be off set against security deposit.	rent. essee ed by osit to
ent djustments	Lessor reserves the right to adjust the rent on a se rent being paid at time of increase.	mi-annual basis not to exceed	an increase of5%of the gross	monthly
essee's roperty	Lessee is responsible for insuring his personal produmage thereto by reason of fire, theft, act of God			e).
eonsuan	Lessee must be able to provide a copy of the rente Lessee to maintain insurance during term of occup covering water and structural damage to building a	oancy, if Lassee has a waterbe		ency.
			* - * * * * * * * * * * * * * * * * * *	

.essee Initials	Page 2 of 3	
TODOG HISTORIO	Special charges to be paid by Lessee:	
HL-30	\$59.00 per Non Sufficient Funds or dishonored check	
41-DO	\$75.00 if all keys are not delivered to Lessor on Lessee's vacating.	
AL DO	40% of one month's rent as a SUBLET or re-rent fee in the event either party re-rents premises prior to the end of this lease. In such event, Lessee shall also pay any other actual costs of the re-rental including advertising.	
_ H^- D0	\$40,00 for cleaning each of Lessor's appliances left dirty by Lessee.	
	\$150.00 per room for carpet cleaning if Lessee has failed to have all carpets cleaned upon vacating.  \$150.00 additional monthly rent for each vehicle	
Pets/Animals	Lessee shall not keep in or about said premises any live animals, reptiles, or birds without the express written consent of the	
	Lessor as set forth on an executed lease addendum. If an unauthorized pet is discovered, the Lessee agrees to pay	
	additional rent of \$30.00 per month commencing on the first day of the term of this lease, regardless of the time the pet first came to the premises.	
Lessee has	Lessee has examined and knows the condition of the premises and has received the same in good order and repair except	
Examined	as otherwise noted and endorsed by both parties in writing and no representations to the condition or state of repair thereof	
oremises	have been made by Lessor except as noted and endorsed by both partied in writing. Lesses shall have seven days after the	
	beginning of occupancy to advise Lessor of any damages which existed prior to his/her occupancy. Such notification shall be in writing.	
Lessee's	Lessee agrees to assume the following duites: (1) to notify Lessor (NOT a tradesman working for Lessor) of needed repairs	
Duties	and to do so in writing, except for emergencies; (2) to allow Lessor to enter premises at reasonable times on reasonable	
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	only for tawful residential purposes; (4) to obey all lawful orders, rules and regulations of all government authorities; (5) to leave all alterations or improvements to the premises for Lessor's benefit; (6) NOT to assign this lease or SUBLET	
	(5) to leave as atterations or improvements to the plentises for Lessor's bestart, (4) Nor to assign this base of observances without prior consent of Lessor; (7) to obey and abide by the Rules and Regulations printed on the following pages	
	hereof which are part of this lease as though fully set forth herein.	
Smoke Detector	Lessee agrees to be responsible for maintaining the smoke detector and it's battery.	
Breach of	In the event Lessee violates any of the terms of this lease, Lessor may serve the statutory five or 14 day notices as though	
Lease	Lessee's tenancy was a tenancy for one year or less. In the event Lessee is evicted for failure to abide by the terms of this	
	lease, he/she shall remain liable for all rental loss through the end of this lease as well as advertising costs and re-rent fees defined above.	
Termination	After Lessee leaves the premises, he/she shall be liable for the premises as though still in possession for all damages	
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442-1	In the event either party defaults on any requirement of this lease and the other party fails to act on account of that default,	
Walver	the failure to act (waiver) shall relate only to the specific act of default. One or more such failures to act (waivers) by either	
	party shall not constitute an amendment of this lease or an indication that fater defaults shall result in a similar failure to act	
	(waiver).	
Application	If Lessee makes representations to Lessor on a rental application or otherwise which induce Lessor to enter into this lease and Lessor thereafter discovers one or more material falsehoods in said representations. Lessor may cancel and rescind	
	this lease upon written notice as though this was a month-to-month tenancy.	
Terms	The terms "Lessor" and "Lessee" as used therein shall be taken to mean singular or plural, masculine or feminine, as the case	
roma	may be, and the provisions hereof shall bind all parties, their heirs, successors and assigns.	
Сору	Lessee acknowledges that he/she has read and understands all pages of this document and has received a copy of it.	
Copy	Lessee is responsible for removing snow and mowing the lawn. These responsibilities will be shared with the tenant	
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Lessee, for themselves and their social and business guests, agree to abide by the following rules and regulations which are a part of the lease printed on the previous 2 pages hereof:

I Parking:
AU
II Exterior
Maintenance

Lessee agrees to park on the driveway behind their garage space or on the street but NOT in the other tenants drive and garage spaces.

Lessee agrees to help remove snow and salt the sidewalk running in front of the building, walkways and steps leading up to the building, and the driveway/cement slab leading up to the garage. Lessee also, agrees to help trim grass and to remove leaves in yard.

III Noise:

- A. Lessee agrees to not disturb their neighbors and other Lessees and to keep the volume of radios, stereos, and TV's at a decibel level that cannot be heard in an adjoining apartment.
- B. Lessee with children agee to not allow their children to play in the common halls of the building.
- C. Lessee agrees not to carry on conversations in a shouting manner that will disturb their neighbors.
- D. In the event the Landford is contacted more than once regarding noise disturbance, Lessee will be responsible to pay a \$75.00 line, which will be added to their monthy rent following the occurrence.

E. Lessee agrees not to carry on conversations in a shouting manner that wil disturb their neighbors.

IV Painting Decoration:

Lessor MUST approve all painting (including colors) IN ADVANCE.

- A. Natural woodwork will NOT be painted under any circumstances; paint drops and splatters will be removed immediately and completely.
- Latex flat paint will be used on walls and callings in all rooms except bath and kitchen; semi-gloss will be used on walls in kitchen and bath.
- C. Under no circumstances will Lessor provide painting equipment (buches, rollers, pans, etc.). These are to be provided by the Lessee.
- D. Paint is expected to last 3 years. Should the apartment require repainting at time Lessee vacates due to smoking, cooking furnes, hand prints and other marks and stains, Lessee agrees to pay for painting required with less than one year of occupancy, 2/3 of cost for less than two years occupancy, and 1/3 of cost for less than three years occupancy. Average cost of painting: \$100.00

4 PLANS

#### V Maintenance:

- A. Under Wisconsin law, Tenants are responsible for minor repairs and for all repairs necessitated by their negligent actions, Lessee shall be so liable.
- B. Lesses is responsible for keeping the common areas, yard, and parking lot neat and free of their refuse and trash.
- C. Any human/animal excrement or other debris not removed by Lessee will result in a \$75.00 fine, which will be added to their monthly rent following the occurrence.
- D. Lessee with children shall keep all toys and bikes out of the common hallways and basement; and off of the yard, driveways, and parking lots when not in use by their children.
- E. Lessee shall keep the premises in a neat and rentable condition at all times.
- F. Lessee shall not drive nails, tacks, screws or apply other fasteners on or into any of the walls, ceilings, floors or woodwork of waid premises or allow the same to be done without written consent of Lessor, Lessee agrees to be responsible for any damage done and pay for same.

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## VI Property left on premises:

Any property or garbage Lessee leaves on the premises after vacating may be considered to be abandoned and may be disposed of by Lesser without liability. Lessee shall remain liable and reimburse Lessor a minumum of \$75.00 for the cost of such removal, storage or disposal which will be taken out of Lessee's security deposit.

VII Locks, Keys, Entry: Locks will not be changed or added without Lessor's permission. Lessor is to be given a copy of new lock key and Lessee authorizes Lessor to enter premises in an emergency. If damage results to the premises because Lessor was not provided a key to new or added locks, Lessee agrees to pay for repairs of said damage.

VIII Absence:

Lessee shall notify Lesser if Lessee leaves the premises for a period in excess of seven days and shall leave a timed lighted lamp in the living room during any absence in excess of 48 hours.

X Appliances:

If Lessor provides appliances, they are provided for Lessee's convenience ONLY and shall not be considered part of the premises for rental purposes. Lessee shall clean appliances thoroughly, including refrigerator heat exchanger and back of the range, all prior to vacating the premises. Lessee agrees to clean refrigerator heat exchanger on a monthly basis.

X Fire Hazards:

Lessee shall do nothing which increeses the risk of fire or explosion or which will affect the validity of the Standard Fire Insurance Policy of the State of Wisconsin. Lessee agrees not to store personal property out side their locker in the basement and not to store any flammable materials in their locker, including gasoline, kerosene, lighter fluid, paint thinner, paints that contain petroleum distillate, etc.

Xi Locker and Basement: Any locker, storeroom, wash machine, dryer, or storage space on the premises used by the Lessee is furnished gratuitously and is NOT a part of the leased premises. The Lessor shall not be responsible for any loss or damage to any properties or to any person making use of the same. Lessee making use of such space does so at his own risk.

XII Additional Rules: Lessor shall have the right to make other reasonable rules and regulations as may, in its judgment, be necessary for the administration, safety, care and cleanliness of the property.

Lessor:

Lessee:
(SEAL):
(SEAL

Lease Da	fe	Lease Term	Total Monthly Rent	Security Deposit	Page 1 of 3
July 1, 20	13	July 1, 2013 - 11:00 am June 30, 2014	AL 805.00 DD	765.00	and the same and t
Parties	N is	mutually agreed by and between Mary Schneider Lessor, an		gela N Lehmkuhi and	
Premises		Derek Dobratz Lessee see the following described premises in the State of Wiscons wit: 5015 5513 W Lloyd Street the term a		Milwaukse	
Term		OF EACH MONTH during the term hereof with the first payr			July 2013
Rent		is is a month-to-month lease or if by operation of the terms he	•		
		res not to vacate premises during the months of November,		•	
	_	ates in violation hereof, it will be treated as a SUBLEASE (see	•		
	CON	nterclaim, deduction or set off.			
		e event Landlord receives the rent after the 1" day of the n		•	
		see falls to pay the additional rent or the bank's service charg amounts from Tenant's Security Deposit.	ie resomed to on page iw	o, Lessor nas the optici	s to deanci
Garage Rent	This floor pers	see agrees to pay an additional \$ per month for to charge shall continue until the termination of the subject aparts are often wet or icy and the Lessee will take the appropriate constructional property. It is also understood by the Lessee that securing in the areas is done so at the sole risk of the Lessee, Less drippings from vehicles in garage or on parking lot.	ntment lease. It is under e cautionary steps to avi ity is a problem with apar	d personal injury or loss riment garages. Person	at garage s/damage to sal property
Parking	NOT	he agrees not to restrict Emergency vehicle access. All Lesse to keep unlicensed and/or non-operating vehicles on the prer onal \$150.00 for each month the vehicle is kept on premises re.	nises. Tenants with unau	ithorized vehicles will be	e charged an
Residents	There	shall be no more than 2 Adult(s) and 0	_children living in the pre	emises during Lessee's	tenancy.
Plece of Payment	Lesso	ents hereunder are to be made at: <u>MLS Holdings, L.L.C.</u> or's business address, or such other place as Leseor shall de- to the same address.			***********
Heat & Utfilties	amou hereu	te is to furnish heat at his/her expense, if Lessee is responsit nt of heat in cold weather to prevent demage to water pipes, inder, Lessee shall be held responsible for damage. Lessee I TV and telephone bills.	etc. Should any damage	occur because of Less	ee's failure
Renewal Shortened Term	and o	enewal of this lease is not automatic and tenancy beyond the onditions of this lease. The term of this lease may be shorten les Lessee at least 60 days notice of termination of tenancy.			
Vacating	on or your r	LL TWO (2) MONTH WRITTEN NOTICE is required prior to vibefore the first day of the month in which you triend to give rectice. The last months rent check may be dated the 1 <sup>st</sup> of the posit this check until it's actual due date.	ofice. Checks for the las	t 2 months rent must ac	ccompany
Cleaning Fee		e agrees to prepay a nonrefundable cleaning fee in the amor noe they vacate the premises. This does NOT include specta		h will be used to clean t	the Lessee's
Security Deposit	The S after i occup premiseither new o	the agrees that the security deposit and cleaning fee in the amingled with Lessor's operating funds; Lessee waives interest SECURITY DEPOSIT IS NOT RENT and Lessee may not use the vacates premises and returns all keys to Lessor; premises and. By "clean condition and ready for the next occupant" is ness when turned over to Lessee, or (2) the condition of the preparty to improve the premises (normal wear and tear exceptioner in the event of the sale of the property. All sums due or so keep current a security deposit held by Lessor in an amount of the premise that the property is the property as a security deposit held by Lessor in an amount of the premise that the property is the property as a security deposit held by Lessor in an amount of the premise that the property is the property as a security deposit held by Lessor in an amount of the premise that the property is the property as the property is the property and the premise that the premise	on security deposit, clear it as rent, but is a disport must be left in clean conneant clean and the bett remises following the cored). Lessee agrees to the lease may be of	which will be returned the control will be returned the control will be returned the condition of the condition of the control work per assignment of security defeats against security defeats agai	epaid rent. d to Lessee e next of the rformed by y deposit to
Rent Adjustments		r reserves the right to adjust the rent on a semi-annual basis eling paid at time of increase.	not to exceed an increas	se of <u>5%</u> of the	gross monthly
Lessee's Property		e is responsible for insuring his personal property and expre- ge thereto by reason of fire, theft, act of God or other cause (	-		
nsurance	Lesse	e must be able to provide a copy of the renters insurance bin e to maintain insurance during term of occupancy, if Lessee ng water and structural damage to building and carpating.			

essee initial			
	\$50.60 per Non Sufficient Funds or dishonored check		
W == 1	\$75.00 if all keys are not delivered to Lessor on Lessee's vecating.  40% of one month's rent as a SUBLET or re-rent fee in the event either party re-rents premises prior to the end		
4- N	of this lease, in such evant, Lessee shall also pay any other actual costs of the re-rental including advertising.  \$40.00 for clearling each of Lesser's appliances left dirty by Lessee.		
H	\$150.00 per room for carpet cleaning if Lessee has failed to have all carpets cleaned upon vacating.		
AL	\$150.00 additional monthly rent for each vehicle 2 kept on premises. Vehicles include bosts, trailers, trucks, et		
ets/Animals	Lessee shall not keep in or about said premises any live animals, reptiles, or birds without the express written consent of the Lessor as set forth on an executed lease addendum. If an unauthorized pet is discovered, the Lessee agrees to pay additional rent of \$30.00 per month commencing on the first day of the term of this lesse, regardless of the time the pet first		
<b>A-</b> 30	came to the premises.		
essee has	Lessee has examined and knows the condition of the premises and has received the same in good order and repair except		
xamined remises	as otherwise noted and endorsed by both parties in writing and no representations to the condition or state of repair thereof have been made by Lessor except as noted and endorsed by both partied in writing. Lesses shall have seven days after the beginning of occupancy to advise Lessor of any darnages which existed prior to his/her occupancy. Such notification shall be in writing.		
exsee's	Lesses agrees to assume the following dulles: (1) to notify Lessor (NOT a tradesman working for Lessor) of needed repairs and to do so in writing, except for emergencies: (2) to allow Lessor to enter premises at reasonable times on reasonable notice to check for and make repairs and to show premises to others wishing to rent or buy same; (3) to use the premises only for tawful residential purposes: (4) to obey all lawful orders, rules and regulations of all government authorities; (5) to leave all alterations or improvements to the premises for Lessor's benefit; (6) NOT to assign this lease or SUBLET premises without prior consent of Lessor; (7) to obey and abide by the Rules and Regulations printed on the following pages hereof which are part of this lease as though fully set forth herein.		
moke letector	Lessee agrees to be responsible for maintaining the smoke detector and it's battery.		
reach of ease	In the event Lessee violates any of the terms of this lease, Lessor may serve the statutory five or 14 day notices as though Lessee's tenancy was a tenancy for one year or less. In the event Lessee is evicted for failure to abide by the terms of this lease, he/she shall remain liable for all rental loss through the end of this lease as well as advertising costs and re-rent fees defined above.		
ermination	After Lessee leaves the premises, he/she shall be liable for the premises as though still in possession for all damages thereto until he/she has delivered the keys and remote garage door opener(s) to Lessor. The burden of proof of delivery of such keys and remote garage door opener(s) is on Lessee.		
faiver	In the event either party defaults on any requirement of this leave and the other party falls to act on account of that default, the failure to act (waiver) shall relate only to the specific act of default. One or more such failures to act (waivers) by either party shall not constitute an amendment of this lease or an indication that later defaults shall result in a similar failure to act (waiver).		
pplication	If Lessee makes representations to Lessor on a rental application or otherwise which induce Lessor to enter into this lesse and Lessor thereafter discovers one or more material faisehoods in said representations, Lessor may cancel and rescind this lesse upon written notics as though this was a moritin-to-month tenancy.		
ems	The terms "Lessor" and "Lessee" as used herein shall be taken to mean singular or plural, masculine or feminine, as the cas may be, and the provisions hereof shall bind all parties, their heirs, successors and assigns.		
ору	Lessee acknowledges that he/she has read and understands all pages of this document and has received a copy of it.		
pecial	Lesses is responsible for removing snow and mowing the lawn. These responsibilities will be shared with the tenant above at 5616 W Lloyd. The tenant at 5613 W Lloyd will start and rotate with 5615 W Lloyd starting when snowfail		
	reaches .5 Inch or more. Mowing will start the last weekend in April and end the last weekend in November and rotate weekly between this time period. Lessee is also responsible for keeping the floor and stairs leading to		
	the outside clear of cluster and clean of dust and dist.		
	the outside dieer or cutter and clean or diest and dirt.  IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the lease dete written above.		
	Chan Iron 7 200 a		
	Date: June 7, 2013		
SSOT!	Lessoe:		
SSOT!	(SEAL) A-ONLL (SEAL)		
ssor:	Lessoe:		

lease printed on th	elves and their social and business guests, agree to ablde by the following rules and regulations which are a part of the se previous 2 pages hereof.
I Parking: A나 기가	Lessee agrees to park on the driveway behind their garage space or on the street but NOT in the other tenants drive and garage spaces.
Il Exterior Maintenande	Lessee agrees to help remove snow and salt the sidewalk running in front of the building, walkways and steps leading up to the building, and the driveway/cement slab leading up to the garage. Lessee also, agrees to help frim grass and to remove leaves in yard.
III Noise:	A. Lessee agrees to not disturb their neignbors and other Lessees and to keep the volume of redios, stereos, and TV's at a decibel level that cannot be heard in an edjoining apartment.
	B. Lesses with children ages to not allow their children to play in the common halfs of the building.
	<ul> <li>C. Lesses agrees not to carry on conversations in a shouting manner that will disturb their neighbors.</li> <li>D. In the event the Landlord is contacted more than once regarding noise disturbance, Lesses will be responsible to pay</li> </ul>
m 00	a \$75.00 fine, which will be added to rheir montly rent following the occurrence.  E. Lesses agrees not to carry on conversations in a shouting manner that will disturb their neighbors.
IV Painting	inner 18 10 T an area of awhiting Goodestine water on the CD 10 Mar
re reacting Decoration:	Lessor MUST approve all painting (including colors) IN ADVANCE.  A. Natural woodwork will NOT be painted under any circumstances; paint drops and splatters will be removed immediately and completely.
	<ol> <li>Latex fist paint will be used on walls and ceilings in all rooms except bath and kitchen; semi-gloss will be used on walls in kitchen and bath.</li> </ol>
	C. Under no circumstances will Lessor provide painting equipment (buches; rollers, pans, etc.). These are to be provided by the Lessae.
HL SS	D. Paint is expected to last 3 years. Should the apartment require repainting at time Lessee vacatee due to smoking, cooking furnes, hand prints and other marks and stains, Lessee agrees to pay for painting required with less than one year of occupancy, 2/3 of cost for less than two years occupancy, and 1/3 of cost for less than three years occupancy. Average cost of painting: \$1000.00
V Meintenance:	Under Wisconsin law, Tenants are responsible for minor repairs and for all repairs necessitated by their negligent actions, Lessee shall be so liable.
	8. Lessee is responsible for keeping the common areas, yard, and parking lot neat and free of their refuse and trash.
	C. Any human/enimel excrament or other debris not removed by Lessee will result in a <u>\$75.00</u> fine, which will be added to their monthly rent following the occurrence.
	D. Lessee with children shall keep all toys and bikes out of the common hallways and basement; and off of the yard, driveways, and parking lots when not in use by their children.
	E. Lesses shall keep the premises in a neat and rentable condition at all times.
<u>s⊢ D</u> <u></u>	F. Lessee shall not drive halls, tacks, screws or apply other fasteners on or into any of the walls, ceilings, floors or woodwork of waid premises or allow the same to be done without written consent of Lessor, Lessee agrees to be responsible for any damage done and pay for same.
VI Property left on premisee:	Any property or garbage Lessee leaves on the premises after vacating may be considered to be abandoned and may be disposed of by Lessor without liability. Lessee shall remain liable and relimburse Lessor a minumum of \$75.00 for the cost of such removal, storage or disposal which will be taken out of Lessee's security deposit.
VII Locks, Keys, Entry:	Locks will not be changed or added without Lesson's permission, Lesson is to be given a copy of new lock key and Lessee authorizes Lesson to enter premises in an emergency. If damage results to the premises because Lesson was not provided a key to new or added locks, Lessee agrees to pay for repairs of said damage.
VIII Absence:	Lessee shall notify Lesser if Lessee leaves the premises for a period in excess of seven days and shall leave a timed lighted lamp in the living room during any absence in excess of 48 hours.
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XI Locker and Basement:	Any locker, storeroom, wash machine, dryer, or storage space on the premises used by the Lessee is furnished gratuitously and is NOT a part of the leased premises. The Lessor shall not be responsible for any loss or damage to any properties or to any person making use of the same. Lessee making use of such space does so at his own risk.
XII Additional Rules:	Lessor shall have the right to make other reasonable rules and regulations as may, in its judgment, be necessary for the administration, safety, care and cleanificess of the property.
	Date: June 7, 2013
Lessor:	(SEAL) D. D. L. GAL. (SEAL)
¥	7 (SEAL) (SEAL) (SEAL)